



**City of Santa Clara
PLANNING COMMISSION
Wednesday, May 23, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

REGULAR ITEMS

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

The following Commissioners responded to roll call: Chairperson Tony Marine, Commissioners Frank Barcells, Todd Fitch, Karen Hardy, and Teresa O'Neill. Commissioner Mohammed Sarodi and Ian Champeny were excused.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

Item #11 File: PLN2007-06347/CEQ2007-01040	Location: 1828-1878 Main St.
Item #12 File: PLN2007-06257	Location: 4041 Davis Street
Item #13 File: PLN2007-06301	Location: 1341 Las Palmas Drive

6. ITEMS FOR COUNCIL ACTION

The following items are being scheduled for City Council review with the conclusion of hearings and recommendations by the Planning Commission:

Item #9 File: PLN2007-06399/CEQ2007-01044	Location: City of Santa Clara
Item #10 File: PLN2006-05946/CEQ2007-01045	Location: 3445-3465 Lochinvar Ave
Item #12 File: PLN2007-06257	Location: 4041 Davis Street

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

None

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of May 14, 2007

Commission Action: Approved

Public Hearing Items/Consent Calendar

8.B. File: **PLN2007-06305**
Location: 3590 El Camino Real, a 0.72 acre parcel located at the southeast corner of El Camino Real and Lawrence Expressway A (PN 290-01-115). Parcel is zoned CT (Commercial Thoroughfare).
Applicant: Friends Restaurant (formerly Flames)
Owner: William Matusich
Request: **Amendment of existing Use Permit** in conjunction with a tenant replacement in an existing restaurant requesting increased seating, hours of operation and a new patio area with 8 seats (continued from PC meeting on April 11, 2007).
Project Planner: Marge Sung, As Needed Planner
Commission Action: **Approved without discussion, subject to conditions**

GENERAL PLAN AMENDMENT/REZONING

9. File: **PLN2007-06399**
Applicant/Owner: City of Santa Clara
Request: **Certify Addendum** to a previously certified FEIR for the City of Santa Clara General Plan Update Amendment #32, and Approval of **General Plan Amendment #66** revising language in the Public Facilities Element of the General Plan to recognize sewer collection system capacity deficiencies and related improvements necessary to serve projected growth consistent with the 1992 Comprehensive Update to the General Plan.
Project Planner: Gloria Sciara, Interim Manager of Development Review
Lamphier – Gregory, Urban Planning – Environmental Analysis
Commission Action: **Adopted resolution to Certify Addendum to Previously Certified FEIR**
Adopted resolution to Recommend City Council Approval of General Plan Amendment #66

10. File: **PLN2006-05946**
Location: 3445 – 3465 Lochinvar Avenue, a 1.35-acre portion of the 26.53 Curtis School site, located on the north side of Lochinvar Avenue, approximately 900 feet west of Pomeroy Avenue [APN 290-23-088]
Applicant: Education Housing Partners, LLC / Sean Sweeney
Owner: Santa Clara Unified School District / Roger Barnes
Request: Adopt **Mitigated Negative Declaration**;
Rezone from Public and Quasi-public Zoning District (B) to Moderate-Density Multiple-Dwelling Zoning District (R3-25D) to allow the construction of 30 new apartment units for Teacher Housing; and **Density Bonus** allowance for affordable housing will permit an increase in building height limits and reduction in the minimum automobile parking requirements.
Project Planner: Yen Han Chen, Associate Planner
Commissioner Recommendation: **Recommend City Council Approval of Rezoning and Density Bonus, subject to conditions**

11. File: **PLN2007-06347 and CEQ2007-01040**
Location: 1828-1878 Main Street, three lots with combined total area of 24,393 sq. ft., located on the northwest corner of Main Street and Warburton Avenue (APN 224-24-051, 052 and 053). Property is zoned R1-6L (Single Family Residential), R3-36D (Medium Density Multiple Dwelling), and CN (Neighborhood Commercial)
Applicant: Dixie Baus, Core Affordable Housing, LLC
Owner: Martin Family Trust (Gary Martin)
Request: **General Plan Amendment #67** from Single Family Residence to Medium Density; **Rezone** from R1-6L (Single Family Residential), R3-36D (Medium Density Multiple Dwelling), and CN (Neighborhood Commercial) to PD (R3-36D) to allow construction of a 28-unit senior affordable rental apartment complex & integrated parking garage; and **Initial Study** for Negative Declaration; Density Bonus for Affordable Housing
Project Planner: Erwin Ordonez, Senior Housing Planner
Commission Action: **Noted and Filed**

12. File: **PLN2007-06257**
Location: 4041 Davis Street, a 7,500 square foot lot located on the east side of Davis Street, approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned RI-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kanuga
Request: **Rezone** of a Single Family Residential (R1-6L) to Duplex (R2-7L); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width to 50 feet where 65 feet is required in conjunction with the construction of a new 2-story duplex unit and demolition of an existing accessory unit and detached garage.
Project Planner: Jenny Lee, Assistant Planner I
Commission Action: **Continued to June 27, 2007**

VARIANCES

13. File: **PLN2007-06301**
Location: 1341 Las Palmas Drive, a 6,000 sq. ft. lot on the east side of Las Palmas Drive, approximately 670 ft. south of Madera Avenue (APN: 290-07-028). Property is zoned R-6L (Single Family Residential)
Applicant: Daniela Di Nucci
Owner: Andre Cvitanic
Request: **Variance** to reduce the requirement for covered parking from two spaces to an existing one-car garage in conjunction with the construction of first floor expansion and a new second story addition
Project Planner: Yen Han Chen, Associate Planner
Commission Action: **Continued to June 27, 2007**

14. File: **PLN2007-06383**
Location: 1970 Main Street, a 6,500 sq.ft. lot located on the West side of Main Street, approximately 200 feet north of Reed Street. (APN 224-23-010)
Applicant: Robert Mayer (Architect)
Request: **Variance** to allow the proposal of a 1-car garage where 2 is required, in conjunction with the demolition of an existing 1-car detached garage with over 500 square feet of single family addition.
Project Planner: Douglas V. Handerson AICP, Associate Planner
Commission Action: **Approved, subject to modified conditions**

CEQA DETERMINATIONS

15. File: **CEQ2007-01043**
Location: City-wide
Request: Environmental Determinations for proposed 2007-2008 City of Santa Clara Capital Improvement Budget; and Review for Consistency with the General Plan
Project Planner: Judith Silva, Associate Planner
Commission Action: **Approved Environmental Determinations for 2007-2008 Capital Improvement Budget; and Found CIP consistent with General Plan**

16. OTHER BUSINESS

Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
- c. Commission Procedures
 - Planning Procedures
 - Workplan items
 - Follow-up on Possible Topics for Joint Meeting between Planning Commission and City Council: Discussion
 - Study Session to Discuss Archaeology Issues and Possible Sub-Committee

17. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

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